

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting **December 15, 2003**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dan Hickey-Fire Services, Brad Burris-Fire Services, Marie Keenum-911 Coordinator, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Mr. Helms moved to approve the minutes of the December 8, 2003 meeting.
Mrs. Keenum seconded the motion and the motion carried.

Old Business:

Gresco/Capstone Utility Supply, Inc. – Major Development – Preliminary Plan Review
Sean Crowell, Riddle-Newman Engineering, Inc., and Ken Grille, Wagner Construction, were present and requesting preliminary approval to construct an office, warehouse and storage buildings. Staff comments were discussed. Impact fees were noted. DOT needs to be contacted regarding SR 44. There are concerns with the legal description. The project requires 103 parking spaces. Calculations need to be revised and corrected on the site plan. The size of the spaces should be designated. Trees of concern were discussed. Any trees that are to be removed need to be designated. Building setbacks need to be added. Fire protection was discussed. The proposal for storage is for distribution purposes only. Traffic impact study information needs to be added to the plans. The following will need to be submitted prior to final engineering approvals: a survey management plan for endangered species, Sumter County Public Works approval for improvements to CR 219, a clearance letter from the Division of Historical Resources, DOT permits and all regulatory agency permits. Proposed traffic flow was discussed. Sumter County should be reflected on the plans as owner of CR 219. The applicant was informed that Bernard Dew, County Administrator, could sign permits pending appointment of a new Public Works Director. There are no screening requirements for the southern boundary. The applicant requested permission to begin construction on the Gresco project prior to Public Works approval regarding CR 219. Approvals from Public Works, DOT and all regulatory agency permits will be needed prior to construction. Engineering comments were discussed. Drainage runoff from CR 219 should be contained in the right-of-way or an easement. Drainage calculations need to be provided.

The excavated area shown on the plans is a “depression”. The 4” force main shown on the plans is to be connected to the sump pump. The storm drainage system was discussed. There is landscaping proposed along CR 219.

Mrs. Rogers will work with Public Works regarding the required approvals for improvements along CR 219.

Mr. Helms moved to approve the request for preliminary review, subject to revised plans being submitted addressing all comments and all required approvals from Public Works and BOCC regarding CR 219. Mr. Lukert seconded the motion and the motion carried.

Attorney Neal, Mr. Burris and Mr. Ginn excused themselves at 2:35 PM.

VOS: Unit 94 – Major Development – Engineering Plan Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to develop a 73-unit subdivision. Engineering comments were discussed. Speed limits need to be posted, the horizontal curve radius needs to be revised, easement widths need to be shown and all regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plan, subject to revised plans being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

Allamanda Village Recreation Center – Major Development – Engineering Plan Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting engineering approval to construct a one-story concrete block recreation center. Engineering comments were discussed. All handicapped accessibility routes should be shown on the plans and all regulatory agency permits are required.

Mr. Helms moved to approve the engineering plan, subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

New Business:

VOS: Unit 97 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 203-unit subdivision. Staff comments were discussed. The variance request for the cul-de-sac radius was discussed. Revised plans were submitted addressing comments. There is one entrance proposed with a golf cart path. Engineering comments were discussed regarding the horizontal curve radius and speed limits.

Mr. Helms moved to approve the preliminary plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Chesterfield Villas – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 46-unit subdivision. Staff and engineering comments were discussed. Entrance road details need to be added to the plans. Revised plans addressing comments were submitted. The construction detail manual needs to be referenced. Prior construction detail manual conversations were discussed. Precast walls currently require no building department reviews. The engineer of record for the walls needs to be provided on the plans. The original agreement regarding the “walls” was discussed. A conference call between Mrs. Rogers, Ron Grant and Mr. Springstead will be made to resolve all concerns regarding the precast walls. The drainage easements shown on the plans need language provided in the covenants.

Attorney Neal returned at 2:55 PM.

Mr. Helms moved to approve the preliminary plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Sullivan Villas – Major Development - Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 62-unit subdivision. Engineering comments were discussed. The construction detail manual needs to be referenced on the plans, details for the perimeter walls should be shown, revised preliminary plans are needed and all regulatory agency permits are required.

Mr. Springstead moved to approve the request for engineering review, subject to comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 99 – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 293-unit subdivision. Engineering comments were discussed. The construction detail manual needs to be referenced on the plans, speed limits need to be provided and all regulatory agency permits are required.

Mr. Springstead moved to approve the request for engineering review, subject to revised plans being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 86 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 96-lot/1-tract subdivision. Staff comments were discussed.

Mr. Helms made a motion to approve the final plat, subject to a revised plat being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 89 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 128-lot subdivision. Staff and surveyor comments were discussed.

Mr. Helms moved to approve the final plat, subject to a revised plat being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

VOS: Collington Villas – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop an 86-lot/2-tract subdivision. Staff and surveyor comments were discussed.

Mr. Helms moved to approve the final plat, subject to all comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

VOS: Southern Oak Villas – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 93-lot/2-tract subdivision. Staff and surveyor comments were discussed.

Mr. Helms moved to approve the request for the final plat, subject to all comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

Q&A/Public Forum

Footing concerns regarding the precast walls were discussed, along with the actual definition of fences vs. precast walls. The need for structural or engineering review on these “structures” was also discussed. It was decided that a conference call would be made from the planning and development office to Mr. Springstead and Ron Grant tomorrow afternoon to discuss this matter further.

The next meeting is scheduled for December 22, 2003.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 3:15 P.M.